



2018-001303  
Klamath County, Oregon  
02/01/2018 09:35:01 AM  
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

DECLB, LLC, an Oregon Limited Liability Company

714 Hillside Ave

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

DECLB, LLC, an Oregon Limited Liability Company

714 Hillside Ave

Klamath Falls, OR 97601

File No. 208298AM

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### STATUTORY WARRANTY DEED

**Mary Louise Brown, Trustee of the Weese Family Trust, under instrument dated June 24, 2016,**

Grantor(s), hereby convey and warrant to

**DECLB, LLC, an Oregon Limited Liability Company,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**The Westerly 145 feet of Lot 1, Fair Acres Subdivision No. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$175,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 29<sup>th</sup> day of January, 2018.

The Weese Family Trust,  
under instrument dated June 24, 2016

By: Mary Louise Brown  
Mary Louise Brown, Trustee

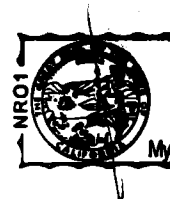
State of California } ss.  
County of \_\_\_\_\_ }

See Attached California  
Compliant Certificate  
CA Civil Codes Sec 1189 & 8202

On this \_\_\_\_\_ day of January, 2018, before me, [Signature] a Notary Public in and for said state, personally appeared Mary Louise Brown known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Weese Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for the State of California  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

## California Acknowledgement

State of California  
County of Tuolumne

On 01/29/2018 before me **Linda Diann Welch, Notary Public**, personally appeared **Mary Louise Brown**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

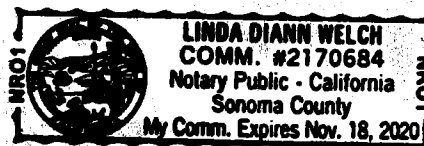
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature



Linda Diann Welch, Notary Public  
Commission # 2170684, Expires 11/18/2020



Re: Statutory Warranty Deed  
File #208298AM

